

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10577 H. Bonnett, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 30, 1970.

EFFECTIVE DATE OF ORDER - Dec. 1, 1970

ORDERED:

That the appeal for variance from the side yard and lot occupancy requirements of the R-2 District to permit second story rear addition to dwelling at 6307 Kansas Avenue, NE., Lot 50, Square 3724, be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a two (2) story semi-detached brick single family dwelling.
3. Appellant proposes to construct a second story rear addition to the existing structure.
4. Appellant alleged that the proposed addition will be constructed over a 12 by 12 foot patio adjoining the rear of the structure (See Exhibit No. 8).
5. Appellant further alleged that due to the peculiar shape of the lot a variance from the side yard and lot occupancy is needed to construct the rear addition. The lot has a dog leg in the center and the width of the lot is reduced at the rear as opposed to the width at the front.
6. No opposition to the granting of this appeal was registered at the public hearing.

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We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

- [a] That the appeal be granted for the second story rear addition, but the patio shall not be enclosed.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.